

HOUSE BILL 891

N1, O2
SB 649/11 – EHE

2lr0677

By: **Prince George's County Delegation**

Introduced and read first time: February 9, 2012

Assigned to: Environmental Matters

A BILL ENTITLED

1 AN ACT concerning

2 **Prince George's County – Real Property – Dwellings Rented to Individuals at**
3 **Least 55 Years Old – Air-Conditioning Systems**

4 **PG 414-12**

5 FOR the purpose of requiring, in Prince George's County, certain residential dwelling
6 structures offered for rent to individuals at least a certain age and constructed
7 or improved in a certain manner on or after a certain date with money received
8 from the State on or after a certain date to be equipped with an air-conditioning
9 system meeting certain requirements; requiring air-conditioning systems
10 required under this Act to be in compliance with certain codes; and generally
11 relating to air-conditioning systems in residential dwelling structures in Prince
12 George's County rented to individuals at least 55 years old.

13 BY adding to

14 Article – Real Property

15 Section 14-133

16 Annotated Code of Maryland

17 (2010 Replacement Volume and 2011 Supplement)

18 SECTION 1. BE IT ENACTED BY THE GENERAL ASSEMBLY OF
19 MARYLAND, That the Laws of Maryland read as follows:

20 **Article – Real Property**

21 **14-133.**

22 **(A) THIS SECTION APPLIES TO RESIDENTIAL DWELLING STRUCTURES**
23 **IN PRINCE GEORGE'S COUNTY THAT ARE:**

EXPLANATION: CAPITALS INDICATE MATTER ADDED TO EXISTING LAW.

[Brackets] indicate matter deleted from existing law.



1 **(1) OFFERED FOR RENT ONLY TO OCCUPANTS AT LEAST 55 YEARS**
2 **OLD;**

3 **(2) COMPOSED OF AT LEAST FIVE INDIVIDUAL DWELLING UNITS;**
4 **AND**

5 **(3) CONSTRUCTED OR IMPROVED WITH FUNDING, WHOLLY OR**
6 **PARTLY, RECEIVED FROM THE STATE, IF:**

7 **(I) THE CONTRACT FOR THE CONSTRUCTION OR**
8 **IMPROVEMENT IS ENTERED INTO ON OR AFTER OCTOBER 1, 2012;**

9 **(II) THE MONEY FROM THE STATE IS RECEIVED ON OR**
10 **AFTER OCTOBER 1, 2012; AND**

11 **(III) THE CONSTRUCTION OR IMPROVEMENT INVOLVES THE**
12 **ADDITION OR ALTERATION OF ANY HEATING, VENTILATION, OR**
13 **AIR-CONDITIONING SYSTEM.**

14 **(B) (1) A RESIDENTIAL DWELLING STRUCTURE UNDERGOING**
15 **CONSTRUCTION OR IMPROVEMENT AS DESCRIBED IN SUBSECTION (A) OF THIS**
16 **SECTION SHALL BE EQUIPPED WITH A PROPERLY FUNCTIONING**
17 **AIR-CONDITIONING SYSTEM CAPABLE OF MAINTAINING 78 DEGREES**
18 **FAHRENHEIT THROUGHOUT EACH INDIVIDUAL UNIT OF THE RESIDENTIAL**
19 **DWELLING STRUCTURE.**

20 **(2) THE AIR-CONDITIONING SYSTEM REQUIRED UNDER**
21 **PARAGRAPH (1) OF THIS SUBSECTION SHALL BE IN COMPLIANCE WITH THE**
22 **AMERICAN SOCIETY OF HEATING, REFRIGERATING, AND AIR-CONDITIONING**
23 **ENGINEERS (ASHRAE) CODE, THE NATIONAL FIRE PROTECTION**
24 **ASSOCIATION (NFPA) CODE, AND ALL STATE AND LOCAL CODES.**

25 SECTION 2. AND BE IT FURTHER ENACTED, That this Act shall take effect
26 October 1, 2012.